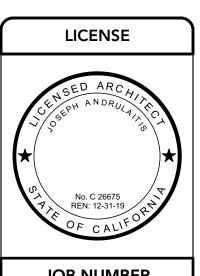
## Hyatt - Santa Barbara House Exterior Improvements

ABBREVIATIONS	GENERAL NOTES	CODE ANALYSIS	TABULATIONS	DRAWING INDEX
@         AT         LT         LIGHT           d         PENNY         MAS         MASONRY           0#         POUND         MATL         MATERIAL           AB         ANCHOR BOLT         MAX         MAXIMUM           AC         ASPHALTIC CONCRETE         MB         MACHINE BOLT           AC         AIR CONDITIONING         MECH         MECH         MECHANICAL           AL         ALUMINUM         MEMB         MEMBRANE           AD         ANODIZED         MET         METAL           AW         AWNING         MFR         MANUFACTURER           BD         BOARD         MIN         MINIMUM           BF         BIF BIFOLD         MISC         MISC         MISCALLAREOUS           BLGS         BULDING         N         NORTH         NORTH           BLK(G)         BLOK (KING)         (N)         NEW         NORTH           BLBG         BULDING         N         NORTH         NORTH           BLK(G)         BLOCK (KING)         (N)         NORTH         NORTH           BLBG         BULDING         NORTH         NORTH         NORTH           BLK(G)         BLOCK (KING)         NORTH<	1. ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES AND REGULATIONS CURRENTLY IN EFFECT. 2. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ALD DOCUMENT A201, LATEST VERSION, SHALL BE PART OF THESE PLANS AND SPECIFICATIONS. 3. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT. INSTALL TEMPORARY BRACING AND SHORING AS REQUIRED TO GUARANTEE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. 4. THE ARCHITECT SHALL BE NOTHIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES DISCOVERED IN THE DRAWINGS AND/OR SPECIFICATIONS. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS. IN THE COSTLIER OR MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECT. 5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL SUB-CONTRACTORS. 6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UNDERGROUND UTILITIES. 7. THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO BID. ON SITE VERRIFICATION OF ALL (E) DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR. 8. GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFUCITY WITH SPECIFIC DETAILS AND NOTES. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFUCITY WITH SPECIFIC DETAILS AND NOTES. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED AND TYPICAL BETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFUCITY WITH SPECIFIC DETAILS AND NOTES. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED AND TYPICAL DETAILS. SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFUCITY BY THE PROPRICE DETAILS AND NOTED OTHERWISE.  9. ALL DIMENSIONS NOT THE PROPRED SECRET O	APPLICABLE CODES: Intent to comply with 2016 CBC, 2016 CPC, 2016 CPC, 2016 CPC, 2016 CPC, ADA TITLE III, and current engineering and architectural practices MIXED OCCUPANCY? NO SPRINKLERED? YES OCCUPANCY GROUP: R-1 TYPE CONSTRUCTION: TABLE 503 500° AGTUAL HEIGHT: TABLE 503 500° AGTUAL HEIGHT: 300° AGTUAL HEIGHT: 300° AGTUAL HEIGHT IN STORIES: TABLE 503 30° AGTUAL HEIGHT IN STORIES: 3 3 FIRE PROTECTION OF BUILDING ELEMENTS: TABLE 601 TYPE CONSTRUCTION: V-A PRIMARY STRUCTURAL FRAME: 1 HR BEARING WALLS-INTERIOR: 1 HR NONBEARING WALLS-EXTERIOR: 1 HR NONBEARING WALLS-EXTERIOR: 1 HR NONBEARING WALLS-EXTERIOR: 5 ET ABLE 602 NONBEARING WALLS-EXTERIOR: 0 HR FLOOR CONSTRUCTION: 1 HR FIRE-RESISTANCE RATING: TABLE 602 FIRE SEPARATION DISTANCE RATING: 1 HR 105×230 1 HR 105×2	PROPERTY OWNERS:    KHP IV SANTA BARBARA, LLC     101 CALIFORNIA STREET, SUITE 980     SAN FRANCISCO, CA 94111     PROJECT ADDRESS:	GENERAL G-000 TITLE SHEET  ARCHITECTURAL A-100 SITE PLAN A-201 ELEVATION/DETAILS  LANDSCAPE L-1.0 PLANTING POLAN L-3.1 CONSTRUCTION & PLANTING DETAILS
FLG FLASHING T&G TONGUE AND GROOVE FIN FIELD NAILING THRU THROUGH FOC FACE OF CONCRETE TMP TEMPERED FOF FACE OF FINISH TP TOP OF PAVING FOM FACE OF MASONRY TW TOP OF WALL FOP FACE OF PLYWOOD TYP TYPICAL (ITEMS FOS FACE OF STUD TYPICAL UNLESS FR FRENCH DOOR SHOWN OR NOTED OTHERWISE) FX FIXED UNO UNLESS NOTED GA GAUGE OTHERWISE GALV GALVANIZED UV ULTRAVIOLET BLOCKING GLASS GYP GYPSUM VCT VINYL COMPOSITION THB HOSE BIBB TILE HOW HOLLOW CORE WOOD VERT VERTICAL HM HOLLOW METAL VGDF VERTICAL GRAIN HP HORSE POWER HTR HEATER W WEST HVAC HEATING/ WC WATER CLOSET VENTILATION/ WD WOOD AIR CONDITIONING WH WATER HEATER HW(R) HOT WATER (RETURN) INVERT WS WOOD SCREW LAG BOLT W/O WITHOUT	17. NOT USED  18. ALL NEW CONSTRUCTION DETAILS SHALL MATCH EXISTING CONDITIONS TO THE GREATEST EXTENT POSSIBLE.  19. TOILETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH. SHOWER HEAD FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE. LAVATORY FLOW RATE SHALL BE 0.5 GALLONS PER MINUTE. METERING FAUCET RATE SHALL BE 0.25 GALLONS PER MINUTE PER CYCLE.  20. FIRESTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:  A. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING/FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.  B. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.  C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS.  C.B.C. SEC. 718.2.4  21. ALL EXTERIOR OPENINGS TO BE FLASHED IN A MANNER TO MAKE THEM WEATHERPROOF. C.B.C. SEC. 1405.4	SYMBOLS  WORK POINT, CONTROL PT. OR DATUM PT.  OR DATUM PT.  INTERIOR ELEVATION(S)  4 A4.1 2 ELEVATION # SHEET WHERE DRAWN  3 DETAIL REFERENCE  1 WINDOW TYPE  1 DETAIL NUMBER SHEET WHERE DRAWN  1 DOOR TYPE  123 EXIST. CONTOUR  A PARTITION TYPE  ROOM NUMBER  101 REFERENCE NOTE	PROFESSIONALS  OWNER  KHP IV SANTA BARBARA, LLC 101 CALIFORNIA STREET, SUITE 980 SAN FRANCISCO, CA 9411 415.944.1541  ARCHITECT  ANDRULAITIS+MIXON ARCHITECTS 2040 ALAMEDA PADRE SERRA, SUITE 107 SANTA BARBARA, CA 93103 805.899.2528  LANDSCAPE ARCHITECT  CJM::LA 1221 STATE STREET SANTA BARBARA, CA 93101 805.698.2120	Santa Barbara  Cemetry Association  The Habit Burger Grill  The Habit Burger Grill





**JOB NUMBER** 18.024

PERMIT NUMBER

CONTENTS

TITLE

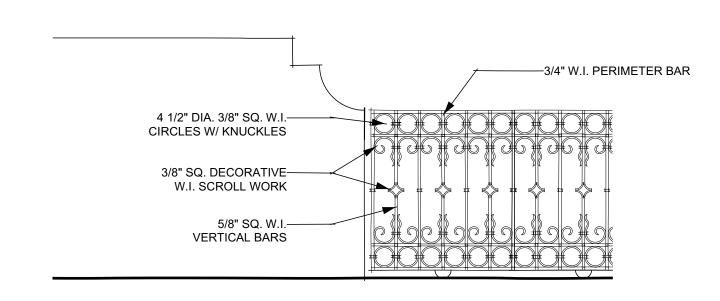
SHEET

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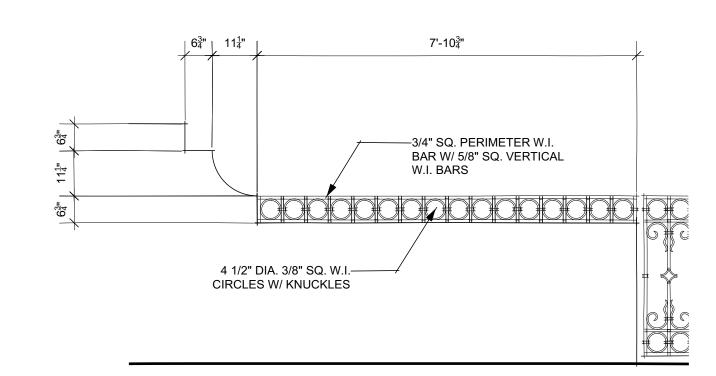
DATE	TYPE	
09.23.19	Concept	
11.04.19	Concept	
11.22.19	ABR	
01.31.20	ABR	
ISSUE DATE		

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	01.3	1.20	
REVISIONS			
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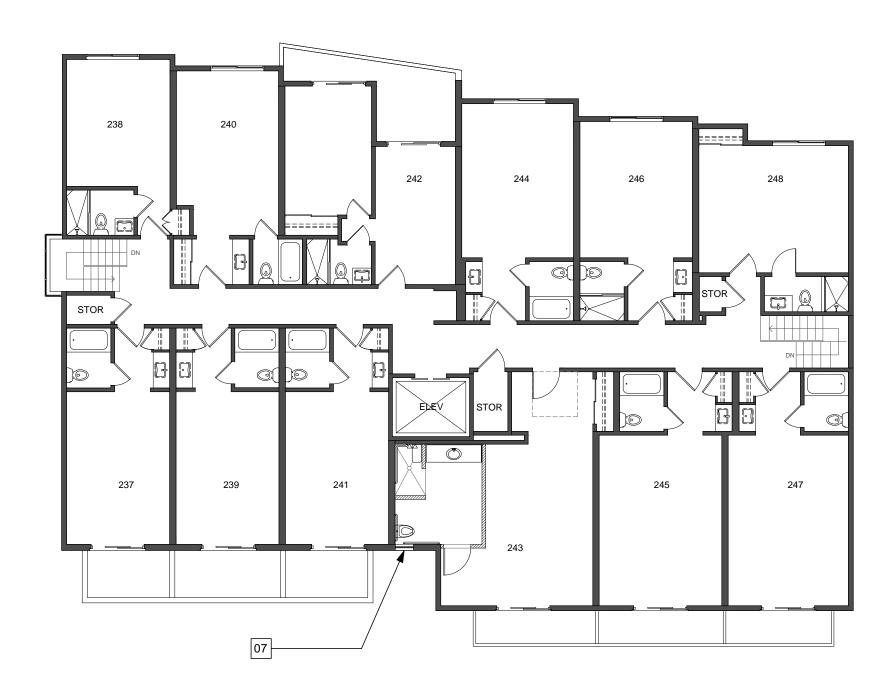
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## Gate Detail A Scale: 1/2" = 1'-0"



### Gate Detail B Scale: 1/2" = 1'-0"





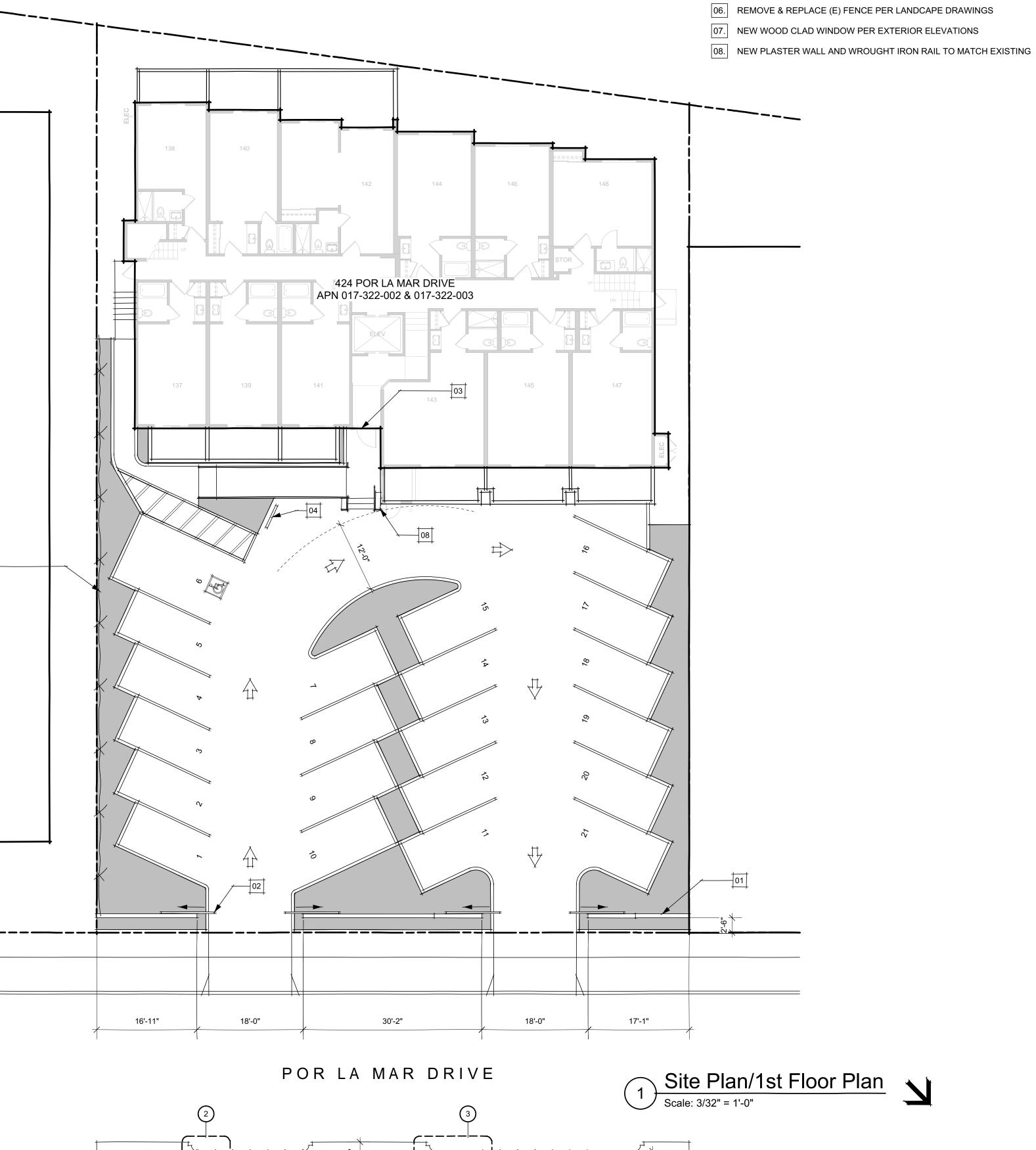
01. 8" PLASTERED CMU WALL

02. BI-PARTING ROLLING WROUGHT IRON GATE

03. REPLACE (E) ENTRY DOOR W/ WOOD PLANK DOOR

04. (E) BIKE PARKING TO REMAIN

05. NEW ENTRY VESTIBULE



**GATE ELEVATION** 

andrulaitis+mixon

2040 ALAMEDA PADRE SERRA SANTA BARBARA SUITE 107 CALIFORNIA 805 899 2528

**LICENSE JOB NUMBER** 18.024 PERMIT NUMBER

> SITE PLAN

CONTENTS

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**SUBMITTALS** 

09.23.19 Concept 11.04.19 Concept 11.22.19 ABR 01.31.20 ABR

> **ISSUE DATE** 01.31.20 **REVISIONS**

NO. DATE

A-100



JOB NUMBER

PERMIT NUMBER

18.024

CONTENTS

EXTERIOR ELEVATION

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	SUBMITTALS		
	DATE	TYPE	
09	2.23.19	Concept	

11.04.19 Concept 11.22.19 ABR

01.31.20 ABR

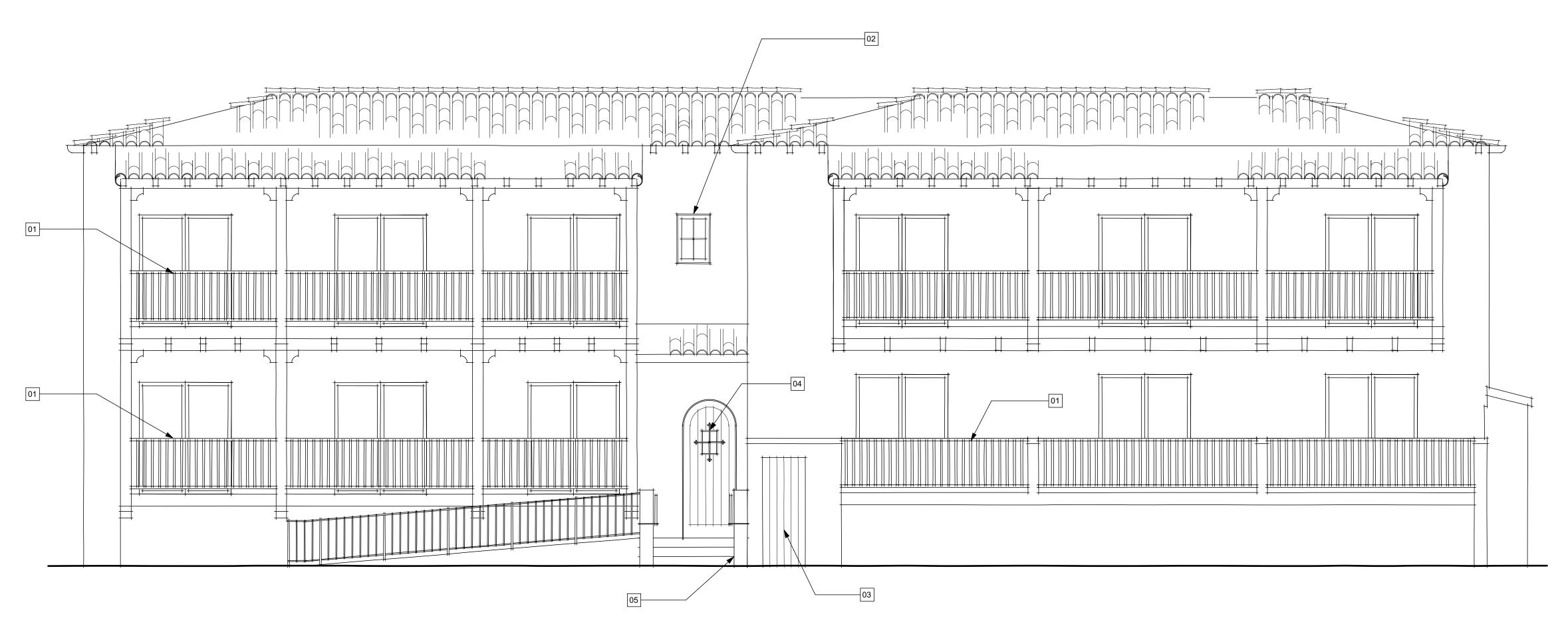
ISSUE DATE

01.31.20

REVISIONS

NO. DATE TYPE

A-201



## North Elevation Scale: 1/4" = 1'-0"

#### **ELEVATION NOTES**

- 01. REMOVE PLASTER RAIL AND REPLACE W/ WOOD RAIL TO MATCH (E)
- 02. NEW 2'-0" X 3'-0" WOOD CLAD WINDOW
- 03. REPLACE (E) TWO-PANEL DOOR W/ PLANK DOOR
- 04. REPLACE (E) DOOR W/ WOOD PLANK DOOR
- 05. NEW PLASTER WALLS W/ WROUGHT IRON HANDRAIL

#### TREE PROTECTION NOTES

DURING CONSTRUCTION.

- 1. EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
- 2. NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.
- 3. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- 4. NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF TREE PROTECTION FENCING.
- 5. ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF THE PROJECT ARBORIST.
- TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
   TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT
- 8. REFER TO THE ARBORIST REPORT (IF ONE IS AVAILABLE) FOR COMPLETE TREE PROTECTION MEASURES. WHEN THE ARBORIST REPORT REQUIRES ALTERNATIVE TREE PROTECTION ZONES OR FENCING REQUIREMENTS THAN THE ABOVE NOTES, THE MORE STRINGENT REQUIREMENTS SHALL BE MET.

Landscape Compliance Requirements

#### Landscape Design for Water Conservation Compliance Statement

Compliance Statement	
Mandatory Measures:  (Show calculations of requried areas on referenced sheets)	Sheet #
No turf in parkways, medians or other areas with any dimension of <8 feet	L-1.1
No turf on > 20% slope.	<u>L-1.1</u>
For residential,mixed-use and institutional projects 80% or > of landscape area water wise plants. For commercial, 100% of landscape area water wise plants.	<u>L-1.1</u>
For residential, <20% of area in turf of high-water using plants	<u>L-1.1</u>
Three inches of mulch specified as required.	<u>L-1.0</u>
Areas of sprinkler coverage avoid overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setback from walkways and pavement.	(IRRIGATION PLANS NOT COMPLETED YET)
Sprinklers have matched precipitation rates within each valve and circuit	(IRRIGATION PLANS NOT COMPLETED YET) (IRRIGATION PLANS
Valves separated for individual hydrozones based on plant water needs & sun/shade requirements	NOT COMPLETED YET)
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system including an automatic irrigation system	(IRRIGATION PLANS NOT COMPLETED YET)
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, sub-surface, or drip irrigation	(IRRIGATION PLANS NOT COMPLETED YET)
Drip/low volume irrigation system on >25% of landscaped area	(IRRIGATION PLANS NOT COMPLETED YET)
Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines	(IRRIGATION PLANS NOT COMPLETED YET)
Pressure regulators, unless the Public Works Director determines one is not necessary	(IRRIGATION PLANS NOT COMPLETED YET)
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales	N/A
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	N/A
I state that I am familiar with the Landscape Design Standards for Water Conservation as recently	adonted

I state that I am familiar with the Landscape Design Standards for Water Conservation as recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards. It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

COURTNEY JANE MILLER

Signature

Name

5581

09/30/20

License#

Exp. Date

City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578

#### PLANTING NOTES

- 1. PLANT MATERIAL SHALL MEET THE HIGHEST QUALITY INDUSTRY STANDARD.
- 2. PLANT MATERIAL SHALL BE SOURCED WITHIN TWO WEEKS OF AWARD OF CONTRACT.
- 3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY SOURCING DIFFICULTY.
- 4. CONTRACTOR SHALL VERIFY PLANTING INSTALLATION DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO (2) WEEKS PRIOR TO INSTALLATION.
- 5. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DELIVERED TO THE SITE THAT IS SUBSTANDARD. CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT MATERIAL AT NO ADDITIONAL COST TO OWNER.
- 6. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 5 GALLON OR SMALLER FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 15 GALLON AND LARGER FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE. CONTRACTOR SHALL REPLACE DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION, WITHOUT COST TO OWNER, AS DETERMINED BY LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD.
- 7. CONTRACTOR SHALL CHALK OUT LOCATIONS OF VINE TIE CONNECTORS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 8. CONTRACTOR SHALL PLACE ALL PLANT MATERIAL IN LOCATIONS AS INDICATED ON THE PLANS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 9. CONTRACTOR SHALL VERIFY QUANTITY OF PLANTS GRAPHICALLY INDICATED ON THE PLAN. IF DISCREPANCIES BETWEEN QUANTITIES INDICATED ON PLAN AND PLANT SCHEDULE OCCUR, CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- 10. PLANT MATERIAL SHALL BE PLANTED PER DETAILS AND SPECIFICATIONS. SOIL PREPARATION, WEED REMOVAL AND AMENDMENTS SHALL BE PER THE SPECIFICATIONS OR RECOMMENDATIONS OF THE SOILS SUITABILITY REPORT (IF AVAILABLE).
- 11. CONTRACTOR SHALL PROVIDE AND INSTALL 3" MIN. DEPTH SHREDDED BARK MULCH OR GRAVEL IN PLANTED AREAS PER SPECIFICATIONS AND AS SHOWN ON THE PLANTING PLANS & DETAILS. CONTRACTOR SHALL PROVIDE MULCH AND/OR GRAVEL SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES AND FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS IMMEDIATELY AND MAKE RECOMMENDATIONS FOR SOLUTION.
- 13. CONTRACTOR SHALL PROVIDE NINETY (90)-DAY MAINTENANCE PERIOD AS PART OF THE CONTRACT. THIS PERIOD SHALL BEGIN AFTER INSTALLATION AND EXTEND CONTINUOUSLY FOR 90 DAYS UNTIL FINAL ACCEPTANCE.

#### SUBSTITUTIONS & PRICING NOTE

SUBSTITUTIONS SHALL NOT BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. ANY MATERIAL ORDERED WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT SHALL BE CORRECTED TO CONFORM TO THE PLANS AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL BASE BIDS AND PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND OR QUANTITY OF WORK INDICATED.

#### VINE TIE NOTE:

REFER TO PLANTING DETAILS FOR INSTRUCTIONS ON HOW TO ATTACH VINES TO STRUCTURES. SELF-CLINGING VINES DO NOT REQUIRE SUPPORT.

#### SIGHT VISIBILITY NOTE

TREES LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE PRUNED SO THAT THE LOWEST BRANCH IS A MINIMUM OF 5'-0" FROM FINISHED GRADE. SHRUBS AND GROUNDCOVER LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE CONSISTENTLY MAINTAINED SO THAT THE MAXIMUM HEIGHT DOES NOT EXCEED 2'-0".

#### ROOT BARRIER NOTE

ALL TREES PLANTED WITHIN 5'-0" OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, UTILITY LINE/CONDUIT OR LIGHT FIXTURE SHALL RECEIVE AN 8'-0" LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOTBALL. REFER TO TREE PLANTING DETAILS.

#### DEMOLITION NOTES

- 1. ALL EXISTING UTILITIES, MAN HOLE COVERS, IRRIGATION EQUIPMENT, DRAIN LINES, VAULTS, ETC. SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING ONSITE AND ADJACENT PROPERTY SURFACE IMPROVEMENTS AND UNDERGROUND UTILITIES WHICH ARE NOT IN CONFLICT WITH THE PROPOSED PROJECT CONSTRUCTION AS INDICATED ON PLANS.
- 3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE EROSION CONTROL THROUGHOUT ALL AREAS OF THE SITE AFFECTED BY PROJECT COORDINATION.

# CJM::LA

COURTNEY JANE MILLER

office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

SE PLANTI

0

SANTA BARBARA H 424 Pol La Mar Drive Santa Barbara, CA, 93103

Signature
Renewal Date

Date

PEVISIONS

REVISIONS

11/18/19 Client Review

11/22/19 ABR Submittal

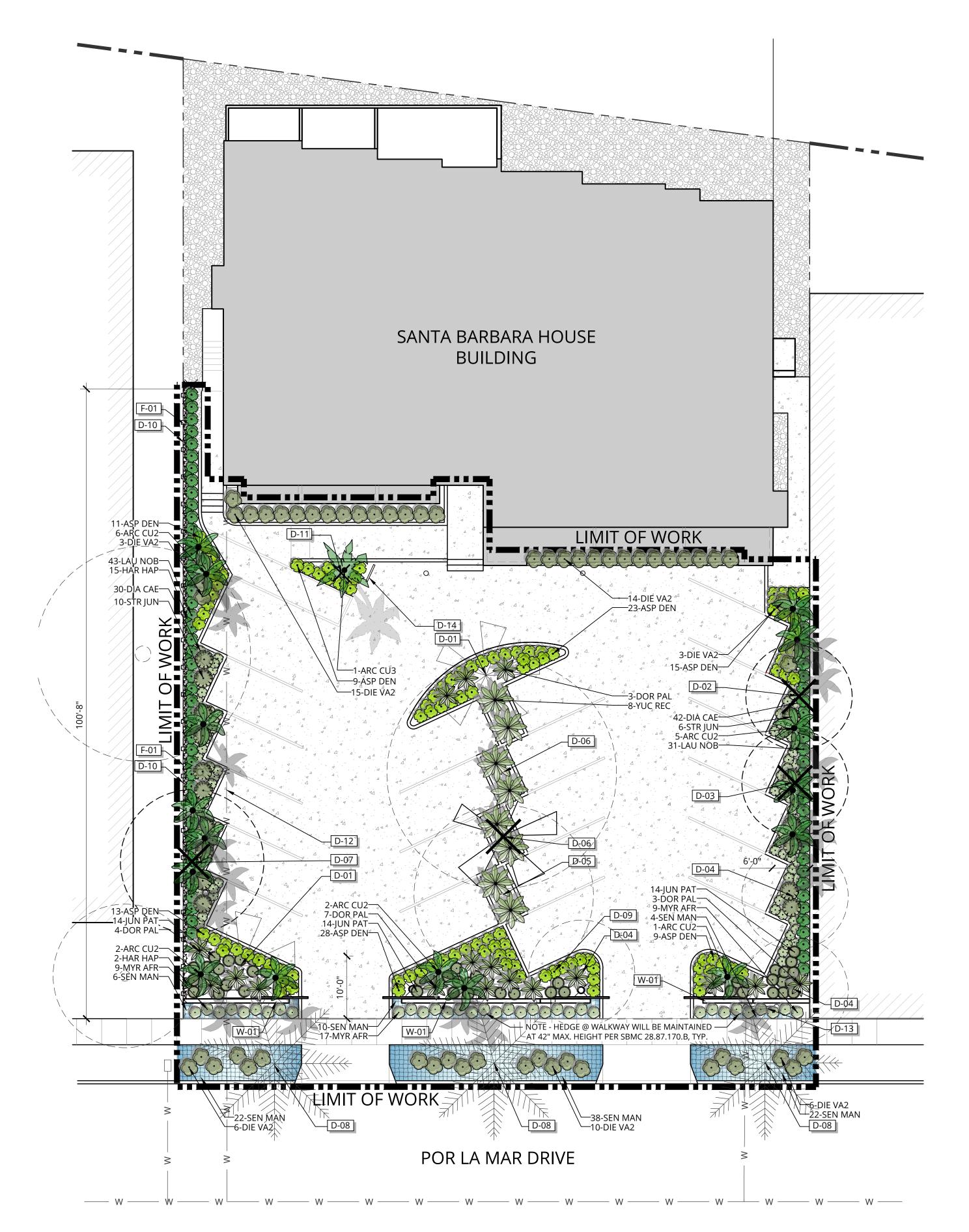
01/28/20 ABR Submittal

PROJECT NUMBER 1805 DRAWN BY CH

DATE DRAWN
09/27/19
SCALE

PRINT DATE 1/28/20

sheet number L-1.0



REES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE		REMARKS
	ARC CU2	16	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	8`BTH	LOW		SINGLE
	ARC CU3	1	ARCHONTOPHOENIX CUNNINGHAMIANA	DOUBLE-TRUNK KING PALM	8`BTH	LOW		DOUBLE
HRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	REMARKS
6	ASP DEN	108	ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	5 GAL	LOW	24" o.c.	
$\odot$	DIA CAE	72	DIANELLA CAERULEA `CASSA BLUE`	CASSA BLUE FLAX LILY	1 GAL	LOW	18" o.c.	
	DIE VA2	57	DIETES GRANDIFLORA `VARIEGATA`	STRIPED FORTNIGHT LILY	5 GAL	LOW	30" o.c.	
	DOR PAL	17	DORYANTHES PALMERI	SPEAR LILY	5 GAL	LOW	48" o.c.	
· ·	JUN PAT	42	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	24" o.c.	
	LAU NOB	74	LAURUS NOBILIS	SWEET BAY	15 GAL	LOW	24" o.c.	
	MYR AFR	35	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL	LOW	24" o.c.	
E	STR JUN	16	STRELITZIA JUNCEA	NARROW-LEAFED BIRD OF PARADISE	5 GAL	LOW	36" o.c.	
	YUC REC	8	YUCCA RECURVIFOLIA	SPINELESS YUCCA	5 GAL	LOW	72" o.c.	
'INE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	REMARKS
· Sendand	HAR HAP	17	HARDENBERGIA VIOLACEA `HAPPY WANDERER`	LILAC VINE	5 GAL	LOW	72" o.c.	
ROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	REMARKS
	SEN MAN	102	SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW	24" o.c.	

#### REFERENCE NOTES SCHEDULE

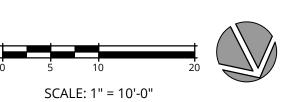
SYMBOL	DEMOLITION DESCRIPTION	DETAIL
D-01	EXISTING KING PALM TO REMAIN; PROTECT IN PLACE	
D-02	REMOVE EXISTING NEW ZEALAND CHRISTMAS TREE; TREE IS SEVERELY DAMAGED - TRUNK ONLY REMAINS	
D-03	REMOVE EXISTING NEW ZEALAND CHRISTMAS TREE; SAFETY CONCERN - SEVERE LEAN INTO PARKING AREA	
D-04	EXISTING NEW ZEALAND CHRISTMAS TREE TO REMAIN; PROTECT IN PLACE	
D-05	EXISTING TIPU TREE TO REMAIN; PROTECT IN PLACE	
D-06	REMOVE EXISTING KING PALM; PALM IS OVER-CROWDED BY THE LARGER EXISTING TIPU CANOPIES	
D-07	REMOVE EXISTING TIPU TREE (DEAD)	
D-08	EXISTING MEXICAN FAN PALM TO REMAIN; PROTECT IN PLACE	
D-09	DEMO AND REMOVE EX. SIGN; SALVAGE TO OWNER	
D-10	DEMO EXISTING WOOD FENCE AND VINES (APPROXIMATELY 100 LF)	
D-11	DEMO SMALL EXISTING PYGMY DATE PALM	
D-12	EXISTING DOMESTIC WATER LINE TO REMAIN - PROTECT IN PLACE; LOCATION ASSUMED - VERIFY IN FIELD	
D-13	EXISTING FIRE DCD ASSEMBLY TO REMAIN - PROTECT IN PLACE	
D-14	EXISTING BIKE RACK TO REMAIN; PROTECT IN PLACE	
SYMBOL	FENCE DESCRIPTION	DETAIL
F-01	NEW 6`H WOOD FENCE @ PROPERTY LINE (±100 LF TOTAL)	1/L-3.1
SYMBOL	WALL DESCRIPTION	DETAIL
W-01	NEW WALL & VEHICULAR GATES PER ARCHITECT; SEE ARCHITECT`S DRAWINGS	

#### EXISTING TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
ARC CUN MET EXC PHO ROE TIP TIP WAS FIL	ARCHONTOPHOENIX CUNNINGHAMIANA METROSIDEROS EXCELSA PHOENIX ROEBELENII TIPUANA TIPU WASHINGTONIA FILIFERA	KING PALM NEW ZEALAND CHRISTMAS TREE PYGMY DATE PALM TIPU TREE CALIFORNIA FAN PALM

NOTE: SEE SHEET L-1.0 FOR TREE PROTECTION NOTES, CONSTRUCTION NOTES, AND PLANTING NOTES

TREE ASSESSMENT TOTALS	QUANTITY
TOTAL EXISTING TREES - ONSITE	12
TOTAL EXISTING TREES - OFFSITE	3
<b>TOTAL EXISTING TREES</b>	<b>15</b>
TOTAL TREES TO BE REMOVED - ONSITE:	5
TOTAL TREES TO BE REMOVED - OFFSITE:	0
<b>TOTAL TREES TO BE REMOVED:</b>	<b>5</b>
TOTAL TREES TO PROTECT IN PLACE - ONSITE:	7
TOTAL TREES TO PROTECT IN PLACE - OFFSITE:	3
TOTAL TREES TO BE PROTECTED IN PLACE:	<b>10</b>





COURTNEY JANE MILLER LANDSCAPE ARCHITECTURE

office 805 698 2120 email INFO@CJM-LA.COM 1221 STATE STREET SUITE 206 SANTA BARBARA CA 93101

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11/18/19 Client Review

11/22/19 ABR Submittal 01/28/20 ABR Submittal

PROJECT NUMBER DRAWN BY CH DATE DRAWN 09/27/19 SCALE 1" = 10'-0" PRINT DATE 1/28/20

SHEET NUMBER L-1.1



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SANTA BARBAR/ 424 Pol La Mar Drive Santa Barbara, CA, 931

REVISIONS 11/18/19 Client Review

11/22/19 ABR Submittal 01/28/20 ABR Submittal

PROJECT NUMBER 1805 DRAWN BY CH DATE DRAWN

09/27/19 SCALE AS NOTED PRINT DATE

1/28/20 S H E E T N U M B E R

L-3.1